



REDMOND PLANNING COMMISSION

Sherri Nichols, Chair | Judy East, Vice-Chair
Roy Captain | Aaron Knopf | Vidyanand Rajpathak
Denni Shefrin | Aparna Varadharajan

MINUTES

REDMOND PLANNING COMMISSION MEETING Wednesday, December 1, 2021 - 7:00 p.m.

1. Call to Order & Roll Call

The meeting was called to order at 7:00 p.m. by Chair Nichols.

Commissioners Present: Chair Nichols, Vice Chair East, Commissioners Shefrin, and Aparna

Excused Absence: Commissioners Captain, Rajpathak, and Knopf

Staff Present: Cathy Beam, Glen Coil, Kim Dietz, Beckye Frey, Ian Lefcourte, Beverly Mesa-Mesa-Zendt, Marshall Tolbert, Planning Department

Recording Secretary: Carolyn Garza, LLC

2. Approval of the Agenda

- *MOTION to approve the agenda* by Vice Chair East. MOTION seconded by Commissioner Shefrin. *The MOTION passed unanimously.*

3. Approval of Meeting Minutes

- *MOTION to approve the [November 10, 2021 Meeting Minutes](#)* by Commissioner Aparna. MOTION seconded by Vice Chair East. *The MOTION passed unanimously.*

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4. Items from the Audience

None

5. Public Hearing - RZC Amendments to Implement HB 1220

Attachments: [Memo](#), [Attachment A – Issues Matrix](#), [Attachment B – Draft Revisions to IOC 3059 \(Permanent Regulations\)](#), [Attachment C – Health Through Housing Community Survey Summary Presentation](#), [Attachment D – Technical Committee Report](#), [Attachment E – Buffer Map Exhibits](#)

Staff Contact: [Beverly Mesa-Zendt](#), Deputy Director 425-556-2423

Staff Presentation

Ms. Mesa-Zendt introduced the issue.

Chairperson Nichols opened the Public Hearing.

Public Hearing - RZC Amendments to Implement HB 1220, Beverly Mesa-Zendt

➤ *Chair Nichols opened the Public Hearing. There would be four verbal testimonies.*

Ms. Zaneta Reid with Lived Experience Coalition did not state an address. Ms. Reid asked that the Commission consider more supportive services for those unhoused in planning, to be sure that correct representation is given.

Ms. Maria Lynn Arns with Lived Experience Coalition did not state an address. Ms. Arns stated wishing to discuss Low-Barrier. Housing First does not require people experiencing homelessness to be sober, healthy, or employed. Ms. Arns stated that from personal experience, as a result of being housed, sobriety can come and living a healthier life can happen. There are concerns regarding the homeless people who are convicted sex offenders. The community needs to be more humane and considerate of people who will be housed, looking more at the benefits of a supportive system with good case management which can deliver unbelievable outcomes.

Ms. Joy Randall, 5412 - 156th Drive Northeast, Redmond, 98052, stated appreciation to the Commission for helping to address the urgent homelessness crisis the region is experiencing and how solutions must be worked toward rather than adding more roadblocks to progress. Ms. Randall stated being a resident of Overlake for the last 16 years raising a family and having worked on Mutual Aid efforts in the last year with other community members to help source survival means of food, clothing, hygiene, and harm reduction supplied to unhoused and low-income neighbors. There was a great

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need before the pandemic, and the pandemic has exacerbated the crisis. The lack of commitment in investing in deeply affordable housing, mental and behavioral healthcare, living wage employment and essential investments in community programs has shown impact and inequities that can no longer be ignored. Ms. Randall voiced support for the Health through Housing program being established at the Silver Cloud Inn. Vitriol, fear mongering, criminalization, and dehumanization of those struggling to survive has been disheartening to hear, as well as portrayals of those without secure housing as invading foreigners and unworthy of help. People should be treated as human beings who deserve dignity and respect. Ms. Randall commended the comment of Chief of Police Lowe at the October 25, 2021 Study Session with the City Council, cautioning the Council and community that individuals should not be targeted. These proposals are meant to appease those who are fearful and state they want to help homeless people but are not put forth in good faith to help in what is needed. Ms. Randall asked the Commission to focus on the perspectives of those with lived experience, to work past biases and judgmental mindsets, and question if the changes and proposals will put up more roadblocks than solutions.

Mr. Harold Odom with Lived Experience Coalition, 1020 South Myrtle, city not identified, discussed Health through Housing which uses the Housing First model. Mr. Odom stated that an average of 85% of people who use Housing First improve in health and future plans. Housing is a human right that allows for mail delivery, phone service, self-care and to be part of a community. Mr. Odom asked that the Commission spread the word about Housing First, evidence based and used throughout the country. Homelessness can happen to anyone at any time, and homeless people should never be stigmatized. Mr. Odom stated having sent information to the Commission and asked again for Housing First to be researched.

Mr. Sergey Kireev had signed up to be called for the Public Hearing, but an answering machine was reached in two attempts to connect.

Vice Chairperson East asked if the written portion of the Public Hearing would remain open so that Mr. Kireev still may be able to provide testimony, and Chairperson Nichols replied yes.

- *Chairperson Nichols closed the Public Hearing for verbal testimony, but written testimony would remain open be read and part of the public record which goes to Council.*

Ms. Mesa-Zendt reviewed a public questionnaire which was responded to by 321 people. Results were included in the Commission packet and available to the public.

Ms. Mesa-Zendt began reviewing the Issues Matrix. Staff does not recommend imposing spacing requirements at this time, creating impediments to the goals that need to be met under State law. Chairperson Nichols stated that hotels are often sited close together due to land use requirements. Commissioner Aparna asked if the requirements

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being discussed are only for emergency housing, and Ms. Mesa-Zendt replied that spacing limitations apply across the board; the recommendation is not to impose spacing requirements until there is a better sense of targets late next year. The city should not lead with barriers but standards. Commissioner Aparna asked if lower buffering could occur for low-income families that will be in place longer, different types of housing viewed differently. Ms. Mesa-Zendt asked for clarification that Commissioner Aparna was asking that transitional and permanent supportive housing not have separation requirements but rather for emergency shelters and housing. Commissioner Aparna replied partially due to community perception and because people in permanent supportive housing are generally more stable and deserving of a better perception. Ms. Mesa-Zendt asked if the concern is that one type of housing should be more integrated into the community; State law invites the conversation. Chairperson Nichols stated that people living in any housing will need access to, in example, transit, possibly less likely to own a car and that access to services must be maintained. Vice Chairperson East stated concurring with Chairperson Nichols and that there will be case by case situations regarding access barriers. Commissioner Shefrin stated concurring with Chairperson Nichols and Vice Chairperson East and stated all residents need to feel supported with wrap-around services; imposing barriers at this time would be a discriminatory move. Ms. Mesa-Zendt replied that the ordinance can be revisited for adjustments. Vice Chairperson East asked if the reason for spacing is to prevent counties or cities from having one area for all shelters, and Ms. Mesa-Zendt replied yes and that there is similar language regarding group homes.

Chairperson Nichols asked if the Commission was happy with the staff recommendation and there was consensus. Ms. Mesa-Zendt closed the issue.

The next item was related to occupancy agreement recommendations, that no shelter, transitional or permanent supportive housing use may also be designated a supervised consumption site or safe injection site. Staff has recommended that this become a requirement added to the proposed ordinance. Chairperson Nichols asked if there were any questions or comments and there were none. Ms. Mesa-Zendt stated that the requirement would also be added to emergency shelter sections.

The next item was how City Council will be involved in the approval of occupancy agreements. Program Rules and Code of Conduct would be separate from the occupancy agreement but still a requirement, developed in consultation with site operators, service providers and in response to those who have lived experience of homelessness. The final Program Rules and Code of Conduct would be reviewed and approved by the Redmond Police Department. Commissioner East asked what the Health through Housing verbiage is in Codes of Conduct, as the organization has vetted for a while; Ms. Mesa-Zendt stated that the item can be left open so that the specific language can be brought back to the Commission. Commissioner East stated liking alternative language proposed by staff. Ms. Mesa-Zendt asked for clarification regarding how the Commissioner would like to see the issues reconfigured. Chairperson Nichols

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stated that many of the issues are going to be up to the people creating the Code of Conduct, the people living with the rules; the city concern should be regarding threatening and unsafe behavior but that the topics are reasonable. Commissioner Shefrin asked if Human Services will be engaged in respect to Codes of Conduct and not only a Police standpoint. Ms. Mesa-Zendt asked if Human Services should be included in consultation only or added as an approving entity. Commissioner Nichols stated that Human Services, Homeless Outreach, should be a part of the approval process. Ms. Mesa-Zendt stated that both Human Services and Homeless Outreach fall under the Director of Planning. Commissioner Shefrin stated that the city of Tukwila has a very strong, approachable Human Services division. Ms. Mesa-Zendt asked if a more direct connection in both consultation and approval to Human Services was desired and the Commissioners replied yes. Commissioner Nichols stated that the issue would remain open.

The next issue was the Safety and Security Plan. Commissioner Aparna stated that the plan should address when a Community Health Advocate should be involved to assist with defusal in non-lethal ways. Chairperson Nichols agreed. Ms. Mesa-Zendt replied that there is already a protocol but that the issue would remain open for details. Ms. Brooke Buckingham with Planning replied that during business hours there are more options but that there is a 24-7 Crisis Response Team available in King County. Ms. Mesa-Zendt stated that rather than a change, an explanation of current protocols could be made before closing. Commissioner East suggested that Health through Housing may have a protocol as well to consider.

The next issue was the Good Neighbor Plan. The Commission had no further comments or questions. Chairperson Nichols stated that the Director of Planning fits with the Plan and that the issue could be closed. Ms. Mesa-Zendt stated that the Good Neighbor agreement through Health through Housing includes the city as a party to the agreement, and if additional changes become necessary in language this may be brought back to the Commission.

The next issue was a requirement staff suggested for City Council to identify additional stakeholders, agencies, or community partners to be consulted in the development of plans and agreements under this chapter. Commissioner Aparna asked if the process to Council would be different in terms of development. Ms. Mesa-Zendt replied that an occupancy agreement is required under the interim ordinance for all uses, an opportunity for Council to ask that a particular stakeholder, agency, or partner be consulted. The Commission agreed that the issue could be closed.

The next issue was to identify outreach opportunities to facilitate input from individuals who have lived experience in homelessness during the development of required occupancy agreements. The Commission agreed that the issue could be closed.

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The next issue was regarding pre-occupancy. Chairperson Nichols stated that the Commission was accepting.

The next issue was regarding minimum staffing levels. If no weekend staffing is available, consequences of the agreement should be clearly stated in the occupancy agreement. Chairperson Nichols stated that the issue should remain open as a place holder. Otherwise, there were no other concerns from the Commission.

The next issue was from City Council to address process clarity in the siting of permanent supportive housing. The city is not typically involved in private land transactions and does not receive notice. There is a current site under consideration and development. Public comment is invited through the notification of all active land use permits on the city Project page. The process will vary between facilities. There were no concerns from the Commission. Ms. Mesa-Zendt added that protective language has been added that agencies must consider how the site will interact and impact surrounding neighbors and businesses who are also to be consulted in development. Commissioner Nichols stated that the issue could be closed.

Ms. Mesa-Zendt stated that City Council has asked for a periodic review and evaluation of the ordinance after three years with subsequent reviews as needed, and while this will not be put into the zoning code, this would be added to the adopting ordinance. Vice Chairman East stated that a subsequent review after three years as needed sounds ambiguous and that a maximum amount of time between reviews should be stated. Ms. Mesa-Zendt asked if regular reviews were desired and Vice Chairman East replied every five years or as needed, similar to Neighborhood Plans. Commissioner Aparna stated that continuous improvement is good. The Commission concurred and the issue was closed.

The next issue was regarding ensuring that regulations are Redmond appropriate. The Planning Commission can hold a Public Hearing, consider input, evaluate, and make recommendations to City Council as representatives of the city of Redmond. Chairperson Nichols agreed and there were no further concerns.

The next issue from Commissioner Rajpathak was to consider Best Practices that shelters consider locations for storage. There are protocols for managing client belongings, which is an emotional health consideration for the homeless. Housing will inherently provide space for belongings, and transitional or temporary shelter will have protocols. Commissioner Aparna asked if facility guidelines can be suggested or if building code dictates. Ms. Mesa-Zendt stated that the issue can be held open to consider language. Ms. Buckingham stated that putting requirements in place for some facilities are challenging as, in example, some clients may come in late evening and leave early next morning. Commissioner Aparna asked if there are guidelines or if guidance is under the permitting process. Ms. Mesa-Zendt replied that fire, safety, ingress and egress, and structural safety would be considered for a shelter permit. Shelters would not be

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required to have storage space available as part of a building permit. There would be requirements for restrooms as well; health and safety concerns must be fully addressed in the building permit. Ms. Buckingham replied that rotating shelters create problems for set guidelines. Vice Chairperson East stated that the issue may have been more of a question and request for more information, and not for a requirement to be added. Chairperson Nichols stated having the same impression and believed the question has been answered to close.

The next issue from Commissioner Rajpathak was regarding audits to ensure funding is being utilized responsibly. Both non-profits and public agencies have reporting requirements specifying financial thresholds and audit frequency. Entities utilizing government funding are subject to rigor in accounting and auditing and there is language well integrated in State law. Chairperson Nichols stated believe this answered the question and the issue could be closed.

The next issue was regarding productive, corrective action for residents. Commissioner Aparna stated that staff language captured intent, but more specificity may be needed. Ms. Mesa-Zendt asked if examples would be helpful, and Commissioner Aparna replied yes. Chairperson Nichols suggested restorative justice models. Commissioner Aparna suggested cases from Redmond Community Court. Ms. Mesa-Zendt replied cases demonstrating reinforcement of positive behavior rather than punishment can be included.

The next issue, dispute resolution, is covered in that a neighborhood liaison will assist as well as language added in the Community Relations Plans that a process for dispute resolution will be identified. Commissioner Aparna was satisfied, and the issue was closed.

The next issue was homeless perspective input. Lived experience has been addressed in the Code of Conduct and Community Relations Plan. Chairperson Nichols stated being satisfied.

Ms. Mesa-Zendt stated that an issue could be left open but did not identify the issue for the audio recording.

The next issue from Commissioner Captain was regarding consequences for impacts that affect surrounding properties. The Community Relations Plan would be referenced. Chairperson Nichols asked that the issue be left open so that Commissioner Captain can address when present.

The next issue from Commissioner Captain was regarding periodic review and evaluation which has already been closed.

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The next issue from Vice Chairperson East was to prioritize Redmond residents. Language has been added to Emergency Shelters and Emergency Housing in code, as well as a requirement for local outreach and consideration. Vice Chairperson East was satisfied to close the issue.

The next two issues were staff recommended changes. The word Occupancy, which aligns with lease agreements in HUD language is recommended to be changed to Operational Agreement. The Commission agreed. Minimal performance expectations have been identified for operators in the code, setting basic expectations as a part of the ordinance and regulations that would be required. Chairperson Nichols asked for clarification that emergency shelters would not have case management requirements and Ms. Mesa-Zendt replied correct and read through requirements. Commissioner Aparna asked if the city would track data to understand how to make changes, a running dashboard of services being provided and people moving into more permanent housing. Ms. Mesa-Zendt replied that the city is not tracking outcomes of residents as the city is not the service provider accountable to funders for progress. Health through Housing does monitor and provide metrics to the County. Basic metrics regarding services are tracked by the city. Ms. Buckingham replied that any shelter receiving County funds have outcomes tied to contracts. Initial contact provides a life-safety response. There is no guarantee of 24/7 staffing at a shelter. Ms. Mesa-Zendt suggested that language be corrected to reflect staffing during all operating hours and there was concurrence. The issue would be left open.

Ms. Mesa-Zendt asked if there were any further changes or questions and there were none. The updated Issues Matrix and redlines will be brought back to the Commission on December 15, 2021 and the written Public Hearing will be concluded at that time. If the Commission is satisfied, an approval and recommendation will be asked for at the first meeting in January 2022.

➤ *Discussion only. No action taken.*

6. Study Session - Tree Regulations

Attachments: [Memo, Attachment A – Issues Matrix](#)

Staff Contact: [Cathy Beam](#), Principal Planner

425-556-2429

Staff Presentation

Ms. Beam began to present the project.

Study Session

Chairperson Nichols stated that the meeting was at two hours and asked Mr. Coil and Ms. Beam if the Study Session should begin at this time or moved to December 15, 2021. Ms. Beam asked if the topic could be addressed minimally at this meeting so that some items can be addressed before the next meeting but stated being flexible. Vice

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Chairperson East stated that because half of the Commission was not present at this meeting, moving to the December 15, 2021 meeting would be preferred. Chairperson Nichols stated that the meeting must conclude at 10:00 p.m. Ms. Beam stated that comments in the Issues Matrix would be refined for the next meeting. The Commissioners concurred on deferring the Study Session and apologized to Ms. Beam. Ms. Beam asked if written public testimony would be left open until December 15, 2021 and Commissioner Aparna suggested closing now. Chairperson Nichols closed the Public Hearing.

➤ *Discussion only. No action taken.*

7. Staff & Commissioner Updates

Mr. Lefcourte stated that there were no staff updates. In Agenda updates, the December 15, 2021 meeting will include the Tree Regulation Study Session deferred at this meeting, and a brief presentation from Ms. Dietz regarding the Redmond Zoning Code re-write for a small administrative fix.

➤ *Discussion only. No action taken.*

8. Adjourn - 9:08 pm

➤ *MOTION to adjourn* by Vice Chair East. MOTION seconded by Commissioner Shefrin. *The MOTION passed unanimously.*

Minutes approved on:

March 23, 2022

Planning Commission Chair

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Sherrin Nichols
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